

MEMORANDUM

September 13, 1984

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
TENTATIVE DESIGNATION AND LICENSE AGREEMENT
REUSE PARCEL R-11/6-34 EAST CONCORD STREET

SUMMARY: This memorandum requests that the Authority tentatively designate Old Boston Restorations of 477 Shawmut Avenue, Boston, as redeveloper of the building located at 26-34 East Concord Street. The building and vacant land are contained in Reuse Parcel R-11 in the South End Urban Renewal area. It is also requested that the Authority grant permission for early entry for the purpose of stabilizing the structure.

On April 29, 1984, Reuse Parcel R-11 was advertised for sale and redevelopment. The parcel contains approximately 22,988 square feet, consisting of 14,527 square feet of vacant land, located at 6-24 East Concord Street, and a four story brick warehouse structure standing on 26-34 East Concord Street. The developer's kit envisioned the rehabilitation of the former McDonald Warehouse into affordable housing units, as well as possible new construction on the vacant land. McDonald Warehouse is in deteriorated condition and requires immediate redevelopment.

Old Boston Restorations submitted a proposal calling for rehabilitation of the McDonald Warehouse into twenty-six rental units at 26-34 East Concord Street. Old Boston Restorations proposes to generate below market rate rental units which will be available to low and moderate income South End households through the use of the Section 312 rehabilitation loan program, and the Section 8 certificate program. The developer has agreed to deed restrictions which would assure that at a minimum eight units would be available at below market rents for ten years.

The total development cost of 26-34 East Concord Street has been estimated at \$1,301,611.00. Financing would be obtained through limited partnership syndication, private resources and a private lending institution, together with a \$400,000 Section 312 Rehabilitation Loan.

Old Boston Restorations' proposal was judged to be superior as it best meets the Authority's criteria for selection in the following categories: (a) provides 18 units at moderate income and 8 units at low income rentals; (b) provides more family units; and (c) provides longer term stability of below market rental units. The potential developer, a South End resident, has fourteen years of experience in building restoration. Old Boston Restorations proposal for 26-34 East Concord

has been reviewed and recommended by the Worcester Square Neighborhood Association.

Old Boston Restorations also submitted a proposal calling for new construction of 55 housing units on the vacant land in a subsequent phase. However, these plans are not advanced. It is therefore appropriate to provide sufficient control over a portion of the vacant parcel at 6-24 East Concord Street to meet zoning requirements. The developer acknowledges that the parcel must be developed in a reasonable time and that the disposition agreement for 26-34 East Concord Street will incorporate the terms assuring the new development while protecting the viability of the present project.

Old Boston Restorations also requests permission for early entry into 26-34 East Concord Street for the purpose of stabilizing the structure. The Company's purpose would be to remove any safety hazards, insure the structural integrity of the building and help prevent any deterioration of the building which could seriously jeopardize its redevelopment.

Should the Authority tentatively designate Old Boston Restorations, they will submit final working drawing for the project, which will conform with the Authority's Standards and Guidelines, and with the South End Urban Renewal Plan.

I, therefore, recommend that the Authority tentatively designate Old Boston Restorations as redeveloper of the building located at 26-34 East Concord Street. It is also recommended that Old Boston Restorations be granted permission for early entry for the purpose of stabilizing the building located at 26-34 East Concord Street in the South End Urban Renewal Area.

An appropriate Resolution is attached.



RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF REDEVELOPER
26-34 EAST CONCORD STREET
IN THE SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Old Boston Restorations has expressed an interest in and has submitted a satisfactory proposal for the development of 26-34 East Concord Street, Disposition Parcel R-11A in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Old Boston Restorations be and hereby is tentatively designated as Redeveloper of 26-34 East Concord Street, Disposition Parcel R-11 in the South End Urban Renewal Area subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Acts of 1949, as amended;
- (c) Submission within ninety (90) days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds, as needed; and
 - (ii) Evidence of firm financial commitments from banks or other lending institutions; and

- (iii) Final Working Drawings and Specifications; and
- (iv) Proposed development and rental schedule.

2. That disposal of 26-34 East Concord Street, Parcel R-11A by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

4. That the developer be and hereby are authorized to enter into an License with the Authority for the purpose of early entry into 26-34 East Concord Street for the purpose of stabilizing the structure. Said License shall further provide that the Licensee shall obtain liability insurance naming the Authority as co-insured and Licensee agrees to indemnify and hold harmless the Authority from any liability and/or damage, resulting from the Licensee's use of the premises. Said License to include such other terms and conditions as the Director deems proper and in the best interest of the Authority.

6. That the developer be and hereby is authorized to petition the Board of Appeals for any zoning changes that may be necessary to complete the proposed development.

7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

PART I

HJD-4004
(7-67)

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: David C. Parker
b. Address and ZIP Code of Redeveloper: 136 W. Concord Street, Boston 02118
c. IRS Number of Redeveloper: 094347115
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

in South End

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts,
is described as follows²

Parcel R-11/10-34 E. Concord Street, McDonald's Warehouse
building and adjacent lot

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of DBA:

- ☐ A corporation.
☐ A nonprofit or charitable institution or corporation.
☐ A partnership known as
☐ A business association or a joint venture known as
☐ A Federal, State, or local government or instrumentality thereof.
☒ Other (explain) DBA Old Boston Restorations

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

¹ If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

² Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock¹.
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE

POSITION TITLE (if any) AND PERCENT OF INTEREST OR DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

David C. Parker
136 W. Concord Street
Boston, MA 02118

Principal - 100%

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper).

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

¹ If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. 1,299,000 \$
- b. Cost per dwelling unit of any residential redevelopment. 49,061 \$
- c. Total cost of any residential rehabilitation 1,299,000 \$
- d. Cost per dwelling unit of any residential rehabilitation 49,061 \$

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE MONTHLY RENTAL	ESTIMATED AVERAGE SALE PRICE
2 bed - rehabed, 750 sq ft	\$ 650 w/o utilities	

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals; no utilities. Adjacent lot if neighborhood approves

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

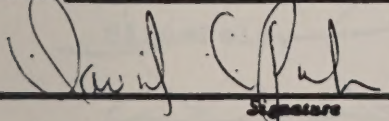
CERTIFICATION

I (We)¹ David C. Parker

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated: May 1984

Dated: _____


Signature

Signature

Title

Principal - Old Boston Restorations
Title

Address and ZIP Code

477 Shawmut Avenue
Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.

² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

LESLIE LARSON 6 JOY STREET BOSTON 02108
617-723-3315
architectural designer • historical consultant

May 24, 1984

Mr. Robert J. Ryan, Director
Boston Redevelopment Authority
City Hall
Boston, Mass. 02201

Re: South End Parcel R-11

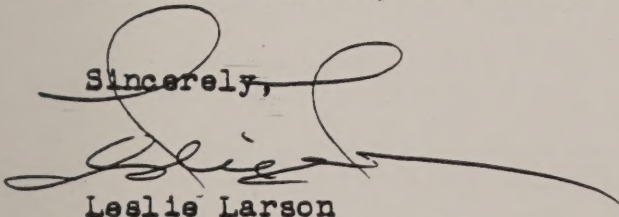
Dear Mr. Ryan:

Mr. David Parker of Old Boston Restorations has asked for my opinion as to whether 10-34 East Concord Street (locally known as the McDonald Warehouse) will qualify as a Certified Historic Structure under the Tax Reform Act.

There is no doubt in my mind that this warehouse contributes to the significance of the South End Historic District and will, therefore, be determined a Certified Historic Structure. It represents high quality design and craftsmanship and although non-residential in use, it relates to the prevailing architecture of the South End in scale, materials, details and period.

My opinion is based on my knowledge of Boston architectural history as a Director of the New England Chapter of the Society of Architectural Historians and past president of the City Conservation League, and on my experience in obtaining certification for a number of Boston buildings including 10 Liberty Square, 88 Broad Street, 31-35 Union Street, 138 Portland Street, 264 Warren Street, as examples.

Sincerely,



Leslie Larson

Rev. Francis J. Gilday, SJ.
Immaculate Conception Church
761 Harrison Avenue
Boston, MA 02218

May 18, 1984

Mr. David Parker
136 W. Concord Street
Boston, MA 02118

Dear David,

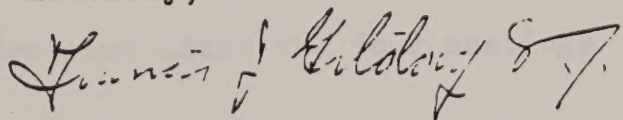
I understand that you and your company, Old Boston Restorations, are negotiating with the BRA to purchase and renovate the McDonald Warehouse. The building is in terrible condition and needs immediate "Divine" attention if it is to be saved!

I have worked with you over the years on community and civic matters and I believe your commitment to the neighborhood cannot be questioned.

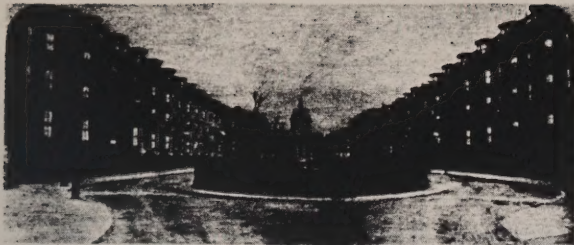
While I do not know firsthand the quality of your work, I have heard that it is quite high.

I therefore fully support your attempt to renovate this building and if I can be of service to you in the future, please feel free to call upon me.

Sincerely,

A handwritten signature in dark ink, appearing to read "Francis J. Gilday SJ.", written in a cursive style.

Rev. Francis J. Gilday, SJ.



Worcester Square Area Neighborhood Association

L. FERNANDO REQUENA
President

ROSE MEHEGAN
President Emeritus

53 EAST CONCORD ST. - BOSTON, MASSACHUSETTS 02118

TELEPHONE: (617) 262-9546

13 July 1984

Mr. Robert J. Ryan, Director
Boston Redevelopment Authority
1 City Hall Square
Boston, Massachusetts 02201

Attention: Mr. Richard Garver

Subject: 10-34 East Concord Street

Dear Mr. Garver:

This letter is to inform you that the Worcester Square Area Neighborhood Association (WSANA) has decided to recommend to the BRA, to give tentative designation for development of 10-34 East Concord Street (McDonald Warehouse) to Old Boston Restorations.

The Association reached this decision after the four meetings listed below:

- 1) Development Committee meeting of May 30, 1984 with representatives of Old Boston Restorations.
- 2) General meeting of June 26, 1984 with a representative of Ross Associates.
- 3) Development Committee meeting of July 5, 1984 to discuss the proposals and choose a developer.

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- 4) Executive Board meeting of July 10, 1984 to discuss the Development Committee recommendation and vote on a developer.

Notices for these meetings as circulated, attendance sheets and minutes are attached to this letter, with exception of the notification for the first meeting which was called by phone.

Besides the information provided by the two developers which submitted the final proposals, Mr. Mendez of your staff supplied the Association with copies of the proposals of 4 developers. Of these, two were considered incomplete and insufficient and were not considered further (Simon & Boyle and Jacobs). The remaining two were studied in detail by our Development Committee. Five copies of these proposals were distributed among the members of the Committee.

The recommendations of the Development Committee were based on several factors as follows:

- 1) Number, variety and size of units in Phase I: Old Boston Restorations presented a superior architectural solution to provide a better mix of units and a better use of the building space. Average size of units was 750 sq. ft. versus 525 sq. ft. for Ross Associates.
- 2) Rental price and energy conservation: Old Boston Restorations indicated that assuming a HUD 312 loan is available, the average monthly rental price will be \$550 for 21 units and \$450 for 5 units, for an average of \$530 per month per unit. Ross Associates indicated they will have 14 units at \$665, 7 units @ \$400 and 2 at \$450, for an average of \$565 per month. Old Boston Restorations indicated they would produce energy efficient units, which would require minimal amounts of money for heating.
- 3) Parking: Old Boston Restorations proposes to provide temporary parking in the adjacent lot until Phase II is built; at that point parking either behind or under the Phase II buildings would be provided. Ross Associates proposed permanent open parking in the adjacent lot for 16 cars, this is unacceptable to the neighbors that believe no open parking should be provided in the project, as it would detract from the architectural integrity of the street.
- 4) Trash: Old Boston Restorations proposed to manage the trash using a compactor in the basement.

- 5) Phase II: Old Boston Restorations indicated that they would build infill housing architecturally compatible with the existing structures in East Concord Street.

Based on all the above reasons, the Association, by a large margin, decided to choose Old Boston Restorations for the project.

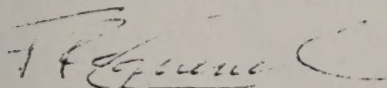
As indicated in a previous letter, the WSANA is worried about this building; we need a developer who is going to move very fast before winter to secure it; otherwise we may have no building next year. We believe that Old Boston Restorations has the capability, experience and dedication to do this project within the deadlines imposed by the condition of the building.

The following provisions are recommended to be requested from Old Boston Restorations as indicated by our Development Committee.

- a) Provide underground parking in Phase II for 40 cars.
- b) Undertake a community outreach program to give South End tenants a good chance to rent in the development.
- c) Plans for Phase II should be reviewed by the WSANA and South End Historical Society.
- d) That some sort of equity build-up program be attempted in the development.
- e) That a deadline for development of Phase II be determined.

We respectfully urge the BRA to designate Old Boston Restorations to develop this project as soon as possible. If you have any questions, please do not hesitate to contact me.

Very truly yours,


L. Fernando Requena
President

LFR:lcb

cc: Mr. William Mendez

